

Judi

March 21, 1985

U.S. Environmental Protection Agency
Super Fund Branch, M/S 525
1200 - 6th Ave.
Seattle, WA. 98101

Attention: Judi Schwarz

Subject: Meeting between Judi Schwarz and Bob Corson and the undersigned property owner of property legally described as: "Lot 24 of Unrecorded Plat of Highway Home Garden Tracts" and referred to in the EPA Reports as Property IX fronting on S. 176th St. in Kent, WA.

Dear Judi:

Thank you for meeting with us concerning the contamination on our property resulting from Western Processing directly South of us. Although I find it very difficult to comprehend the full scope of your reports, I do understand that at present we are unable to develop or sell our (3) acres. Unable to get a conclusive answer to the question of can we or can't we build on our site?, I applied in letter form to the City of Kent requesting an answer. They referred me to the Seattle King Co. Dept. of Public Works. On Nov. 5, 1984, I received a letter signed by Wallace C. Swafford. They would not give their approval to commence construction so my interpretation is that we cannot.

We are greatly concerned as a result of our meeting in that your position in the cleanup efforts is not to necessarily bring the property back to usable condition but only to an environmentally safe condition for people. The end result may or may not restore the property to usable condition which would result in a total loss to us. Another concern that we have to deal with even if the property becomes usable is the ongoing fear of personal health injury from working on the site even after clean-up. Will this effect our leasing or sale to the extent that we still can only expect limited use or return on our investment?

During our meeting we stated that we did not feel qualified from a technical standpoint to make recommendations for cleanup. Naturally, as property owners, we are concerned first, that we end up with a marketable property. We estimate our property value at \$400,000 less fill and improvement costs to relocate the channel to our E. property line so our first thoughts are towards this end result. From our

AR 4-0

USEPA SF



1026128

28720

RECEIVED

MAR 25 1985

EB1179

US Environmental Protection Agency
March 21, 1985

Page 2

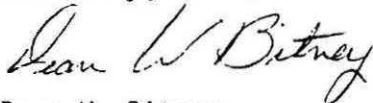
understanding, as a result of our meeting, we would like to see it resolved as follows:

1. Relocation of the channel to the E. side of Western Processing and our property or between the tracks and jogging trail.
2. Contain the channel in the present location in culverts and fill over making the property usable as well as eliminating any more surface water from entering the channel.
3. Remove the soil and replace with clean fill to a depth recommended in your report to remove contamination and return the land to usable condition.

In addition to the above, I would like you to provide us with requirements, working specifications and recommendations to return our property to usable condition. That is, to develop the site to office warehouse use based on a surface only building with concrete footings to a standard depth.

Thank you.

Sincerely,



Dean W. Bitney



Chuck Grouws

The Bitney-Grouws Company
108 Factory Ave. No.
Renton, WA. 98055

Attachment: Letter from Health Dept.
cc: Murray, Dunham & Murray
(Attorneys)

EB1180



City of Seattle
Charles Hoyer, Mayor



King County
Randy Revelle, Executive

Seattle-King County Department of Public Health

Jesse W. Tapp, M.D., M.P.H. Director

November 5, 1984

Dean W. Bitney, Owner
108 Factory Avenue North, Suite 3
Renton, WA 98055

Dear Mr. Bitney:

Re: Tract 24 of Unrecorded Plat of Highway Home
Garden Tracts - Your letter of 9-19-84

We have completed our review of your request for complete restriction release of your property listed as Tract 24 of Unrecorded Plat of Highway Home Graden Tracts and identified in your letter of 9-19-84. Based on the information you have provided, site visits, and consultation with staff from the Federal Environmental Protection Agency, State Department of Ecology, and City of Kent it is NOT clear at this time whether there would/would not be a significant risk to workers or the public resulting from development activities on this property. In addition there is the "question" that development could result in further environmental degradation. This determination is based, in part, on the following:

1. The property is located immediately across the street from the Western Processing Company site and therefore has been subjected to a more direct influence of surface and underground movement of pollutants (prevailing winds, street run-off, direction of ground water flow).
2. Evidence of off-site migration of pollutants in surface and sediment soil samples, borehole samples, and monitoring wells on or near your property as identified in the Environmental Protection Agency Western Processing Alternatives Assessment Study - 1983 Data report (Tables B-2, B-3, B-e, B-5, and B-7).

As additional information becomes available, we can re-evaluate our determination. If you have any questions, or would like

EB1181

Mr. Dean W. Bitney
November 5, 1984
Page Two

additional information, please call me at 587-2722.

Sincerely,

Wallace Swofford *WCS*

Wallace C. Swofford, Supervisor
Toxic/Hazardous Materials Program

WCS:mt

cc: John Barich, Region X
Environmental Protection Agency
Robert McCormick
Northwest Office, Department of Ecology
Jim Harris, City of Kent
Carl Osaki
Nova Jones
Jeff Everest